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residential sales

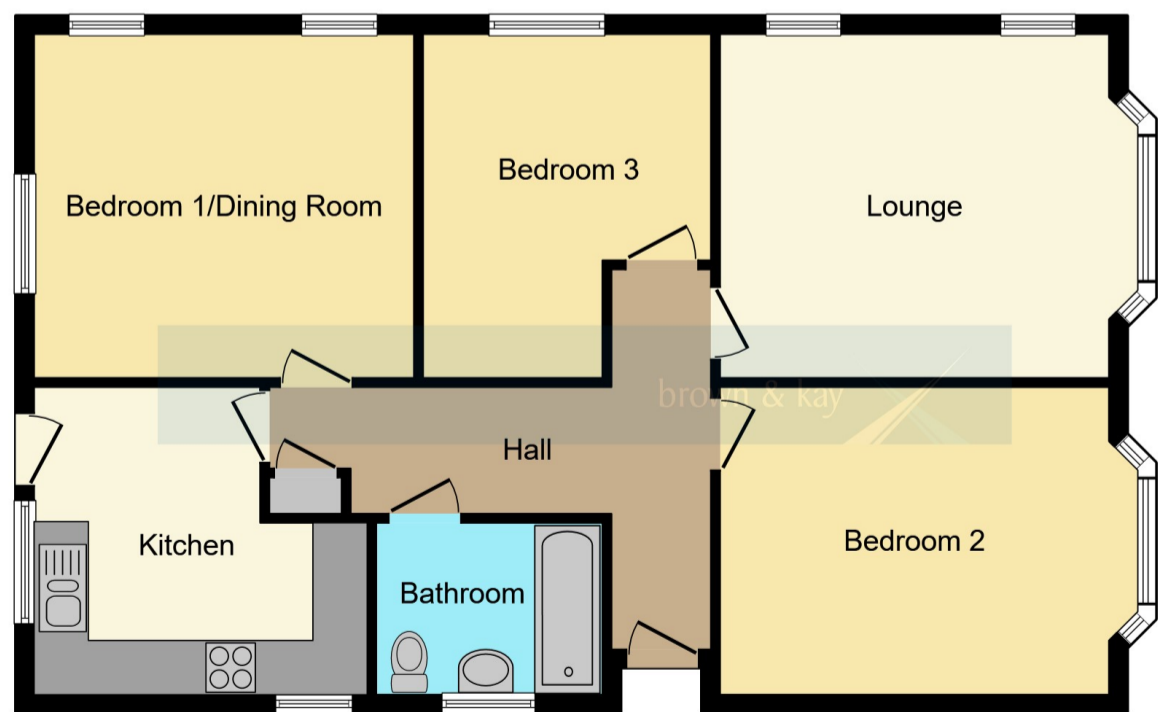
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



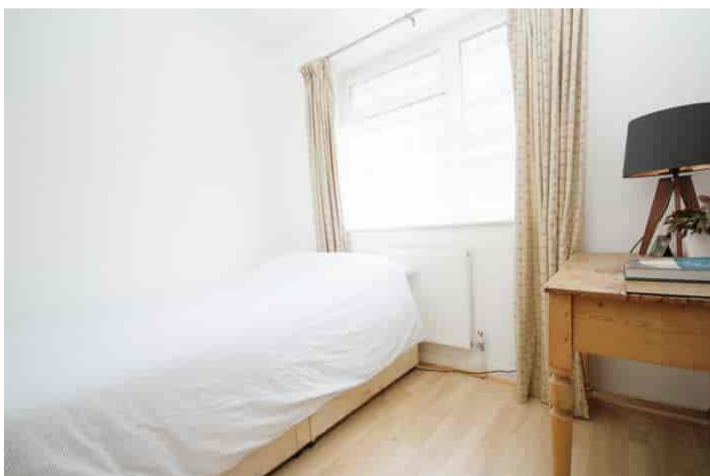
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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116 Sheringham Road, BRANKSOME, Dorset BH12 1NU

£375,000

The Property

Brown and Kay are delighted to market this well presented two/three bedroom detached bungalow situated in the much sought after area of Branksome. The property offers bright and well planned accommodation to include a front aspect lounge, fitted kitchen, stylish bathroom and two/three bedrooms, and outside you have the benefit of driveway parking to the front with a garden to the rear.

The property occupies a super position in the ever popular area of Branksome with local amenities to include John Lewis home store, Tesco and Branksome train station all within close proximity. Coy Pond, a haven for wildlife, with its pretty duck pond and areas for picnics is also closeby as are walks through Bournemouth Gardens directly into Bournemouth town centre and golden sandy beaches beyond. The bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall is also nearby.

ENTRANCE HALL

Hatch to loft space and doors to the following rooms.

LOUNGE

13' 1" x 10' 7" (3.99m x 3.23m) UPVC double glazed bay window to the front aspect with radiator below, two UPVC double glazed frosted windows to the side.

KITCHEN

9' 9" x 9' 7" (2.97m x 2.92m) maximum measurements. Well fitted kitchen equipped with a range of units with complimentary work surfaces over, space with gas cooker, space and plumbing for washing machine, space for free standing fridge/freezer, UPVC double glazed window to the rear and UPVC double glazed door to the garden.

BEDROOM ONE/DINING ROOM

11' 11" x 10' 3" (3.63m x 3.12m) Rear and side aspect UPVC double glazed windows, radiator.

BEDROOM TWO

11' 4" x 9' 4" (3.45m x 2.84m) Front aspect UPVC double glazed bay window, radiator.

BEDROOM THREE

10' 7" x 8' 10" (3.23m x 2.69m) Side aspect UPVC double glazed window, radiator.

BATHROOM

Stylish bathroom with feature 'metro' style tiling, suite comprising panelled bath with shower and glass screen, wash hand basin inset in to vanity unit with cupboard below, concealed w.c., heated chrome towel rail.

FRONT OF PROPERTY

Driveway provides off road parking, step approach with the remainder laid to lawn.

REAR GARDEN

A patio area immediately abuts the rear of the property with the remainder having raised sections with planting, outside garden shed, and area of decking.

COUNCIL TAX - BAND C